

PREPARED BY AND RETURN TO:
BRIAN L. DAVIS
ATTORNEY AT LAW
48 STATELINE RD. W.
SOUTHAVEN, MS 38671
(601) 393-8542

BOOK 275 PAGE 466

Southeast Quarter of
Northwest Quarter of
Section 8, Township 3
South, Range 6 West

WARRANTY DEED

CLARA BELL PHILLIPS, a widow,
GRANTOR

STATE OF MISSISSIPPI DE SOTO CO. MS
SEP 9 10 14 AM '94

TO:

^{RLP}
REGINALD LAMON^{RLP} PHILLIPS, a single person,
GRANTEE

BK 275 PG 466
y B Cleveland a

For and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, cash in hand paid, and other good, legal sufficient and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantor does hereby sell, convey, and warrant unto the above Grantee, Reginald Lamon^{RLP} Phillips, the following described real estate, located and situated in DeSoto County, Mississippi and more particularly described as follows, to-wit:

Commence at the southeast corner of the Northwest Quarter of Section 8, Township 3 South, Range 6 West, DeSoto County, Mississippi; thence run westwardly along a wire fence 731.30 feet to the point of beginning; thence from the point of beginning continue North 89 degrees 35 minutes West along wire fence line 436.20 feet to the Morris Johnson southeast corner; thence North 2 degrees 0 minutes East along the Morris Johnson east line 207.8 feet; thence South 89 degrees 35 minutes East 436.20 feet; thence south 2 degrees 0 minutes West 207.8 feet to the point of beginning and containing 2 acres, more or less.

Also, an easement, commencing at the southeast corner of the Northwest Quarter of Section 8, Township 3 South, Range 6 West, thence North 89 degrees 35 minutes West a distance of 1167.50 feet to the southeast corner of the Phillips' property; thence North 2 degrees East a distance of ten (10) feet to the point of beginning; thence North 87 degrees 02 minutes 19 seconds West a distance of 225.00 feet to an angle point; thence South 89 degrees 59 minutes 54 seconds West a distance of 658.00 feet to a point in the centerline of Craft Road. Conveyance of said easement to Grantor being recorded in Book 274, Pages 733 and 734, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty of this deed is subject to rights of way and easements for public roads and public utilities; to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi; and to the covenants, limitations and restrictions set forth with the recorded plat of said subdivision as well as any amendments thereto.

Taxes for the current year shall be prorated.

Witness my signature this the 31st day of August, 1994.

Clara B Phillips
Clara Bell Phillips
GRANTOR

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named Clara Bell Phillips who acknowledged that she signed and delivered the above and foregoing instrument on the day and year therein mentioned.

Given under my hand and seal this 3TH day of August, 1994.

Jeff Scott McCaskill
NOTARY

My commission Expires:
August 22, 1997

Grantors Address:
220 Laughter Road
Hernando, MS 38632
(H) 429-4488
(W) N/A

Grantees Address:
2363 Grasspond Road
Hernando, MS 38632
(H) 895-4357
(W) 429-5261

